

प्रादेशिक योजना - पुणे  
महाराष्ट्र प्रादेशिक व नगर सचिवालय  
अधिनियम, १९६६ चे कलम-२०(३)  
अन्वये दिशेष नगरवसाहतीच्या नियमात  
फेरवदल करणे.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०६/२३४८/प्र.क्र.४७६/०६(भाग-२)/नवि-१३  
दिनांक :- २२.०९.२००८

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्रा मध्ये प्रसिद्ध  
करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार या नावाने -

त्रिलोकीम  
(नंदकिंशोर पाणील)  
अदर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी पुणे,

उपसंचालक नगर रचना, पुणे विभाग, पुणे

सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.

व्यवस्थापक, येरवडा कारगृह मुद्रागालय, पुणे.

(त्याना दिनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-३, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ३० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कृपेश अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्याना विनंती करण्यात येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.  
निवडनरता (नवि-१३).

2008.02.15 112513001

**NOTICE**

**Government of Maharashtra**

**Urban Development Department,**

**Mantralaya, Mumbai 400 032.**

**Date - 22.01.2008.**

**No. TPS-1806/2348/C.R.476/06(Part-2)/UD - 13.**

**Maharashtra  
Regional &  
Town Planning  
Act 1995**

Whereas, Government has sanctioned the Regional Plan for Pune District Regional (hereinafter referred to as the said Regional Plan) vide Notification No.TPS-1895/227/CR-26/95/UD-13 dt 25<sup>th</sup> Nov. 1997 as per the provisions of section 15 of the M.R. & T.P. Act. 1966 (hereinafter referred to as "the said Act")which has come into force with effect from 10.2.1998.

And whereas Development Control Regulation (DCRs) for Special Township, (hereinafter referred to as the "Said Regulations") has incorporated vide Govt. Notification No.TPS-804/Punc R.P.DCR/UD-13 dt 16<sup>th</sup> November 2005 in the sanctioned D.C. Regulations of the said Regional Plan (hereinafter referred to as "the said D.C.Rules");

And whereas Rule No.7 in the said Regulations procedure a) Locational clearance, contains the provisions that locational clearance may be granted by Govt. in consultation with Director of Town Planning and Environment Department of the State Government.

And whereas the area under the Special Townships Projects is more than 40 hectares and minimum F.S.I. permissible is 20% or 50% as the case may be; and considering the fact that cost of each Special Township Project is higher than 50 crores;

And whereas Environmental clearance from Govt. of India is necessary for the projects having its cost more than 50 crores and as such every Special Township Project requires environmental clearance from Govt. of India Environmental Department;

And whereas Environmental clearance from Govt. of India is necessary in each Special Township Project and hence clearance from the State Environmental Department for locational clearance does not seem to be necessary;

And whereas Govt. has come to the conclusion that clearance from State Environmental Department is not necessary and the provision regarding state Environmental Departments consultation at the stage of locational clearance shall be deleted;

And whereas the Govt. now proposes to delete the provision of requiring environmental clearance from the State Environmental Department from the Rule No. 7. Locational Clearance as given below.

<b>Existing Rule</b>	<b>Proposed Rule</b>
<p><b>Rule No.7 Procedure</b></p> <p><b>(a) Locational Clearance :-</b></p> <p>The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, for grant of Locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of MR &amp; TP Act, 1966 in consultation with the Director of town Planning and subject to condition that the developer shall obtain environmental clearance from appropriate authority and other respective departments of the state Government within a period of 90 days. ....</p>	<p><b>Rule No.7 Procedure</b></p> <p><b>(a) Locational Clearance :-</b></p> <p>The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune for grant of Locational clearance. Upon receipt of such proposal depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of M.R. &amp; T.P. Act, 1966 in consultation with the Director of town Planning and subject to condition that the developer shall obtain environmental clearance from appropriate authority and other respective departments of the state Government within a period of 90 days. ....</p>

And whereas Govt. of Maharashtra is of the opinion that the rule No.7 shall be modified by following the procedure laid down in sub section (2) of section 20 of the M.R. & T.P. Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act"):-

Now therefore as provided in sub-section (3) of section 20 of the said Act, notice is hereby published inviting suggestions/objections, if any to the said proposed modification from the general public in writing, with reasons therefor, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazett Suggestions/objections shall be addressed to the Dy. Director of Town Planning Pune Division, Pune S.No.74/2, Sahakar Nagar above Bank of Maharashtra Pune 411009, who is hereby authorised to hear the suggestions/objections that may be received & to submit his report to Government.

The suggestions/objections received by DDTP, Pune Division, Pune within the period of 60 (sixty) days from the date of publication of this notice in the M.G.G. shall only be considered.

A) The aforesaid Notice shall be kept open for inspection by the public in the office hours on all working day's at the offices of following officers.

- 1) Collector of Pune.
- 2) Dy. Director of Town Planning Pune Division, Pune.
- 3) Asst. Director Town Planning Pune Branch, Pune.

This notice is also published on web site

[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order in the name of the Governor of Maharashtra.

  
(Nandkishor Patil)  
Under Secretary to Government.

CR-476/06